

CORDER DANIEL & SHERI
36480 SHORTLEAF AVE
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001

HARDIE BRD 90
STONE 10

0803

IRREGULAR 100
COMP SHNGL 100

0503

DRYWALL 100
LVT/LAMNT 60

1314

CARPET 40
CENTRAL 100

0403

AIR DUCTED 100
3 100
2.5 100

0201

WOOD FRAME 100
1. 1. 100
0 100

0303

Quality Level 03
SINGLE FAMILY

0100

MKT AREA 09

9016.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,962

100

2024

2,962

395,851

FGR

692

55

2024

381

50,919

FOP

185

30

2024

56

7,484

FOP

230

30

2024

69

9,221

TOTALS

4,069

3,468

463,474

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0812

CONCRETE C

0100

0 0

2,542.00

SF

4.00

4.00

100

2024

2023

100

10,168

2

0600

SUMMER KIT

0100

0 0

1.00

UT

2,500.00

2,500.00

100

2024

2023

97

2,425

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

RES NATURAL

100

OR

0.00

0.00

1.00

LT

1.00

1.00

53,000.00

53,000.00

53,000

REVIEW DATE

07/21/2023

BY

WW

Total Acres: 0.00

Total Land Value: 53,000

Market: 0

Agricultural: 0

Common: 53,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

090001

3,468

101.2920

133.71

463,706

2023

2023

0

0

0.05

99.95

1 SNGL FAM - 100% - 2024

Heated Area: 2962

HX Base Yr 2024

40

7

11

15

2

7

9

2

12

7

13

4

6

6

3

5

10

4

2

12

2

5

11

2

19

8

23

20

16

8

26

26

17

6

6

36

BAS

2024

FGR

2024

FOP

2024

FOP

2024

VALUATION BY

Tax Group: 4

STANDARD

VALUATION SUMMARY

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

463,474

12,593

53,000

529,067

38,920

490,147

50,722

439,425

529,067

0

533,739

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230008867

CO ISSUED

07/12/2023

22009739

NEW CONSTR

478,186

06/24/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2658/1463

7/17/2023

SW Q

I

01

654,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: CORDER DANIEL & SHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=160,-10] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E6 S4 E13 N3 E5 N20 E23 E8 N26 \$
FOP=[YR=2024;ORIG=134,-16] W17 S6 S8 E16 N8 E1 N6 \$
FOP=[YR=2024;ORIG=111,35] W6 S6 W2 S7 E9 N2 E12 N7 W13 N4 \$
FGR=[YR=2024;ORIG=152,16] W23 S20 S10 E4 S2 E12 N2 E5 N11 E2 N19 \$
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